



GRASSROOTS
REALTY GROUP

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93 Crawford Street
Red Deer, Alberta

MLS # A2337165



\$349,900

Division:	Clearview Meadows		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,075 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Concrete, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, Vinyl Windows		

Inclusions: 2 yard sheds

This home is the perfect mix of comfort, space, and peace of mind for any buyer. So many of the big-ticket updates are already done, including THE SEWER LINE (2023), furnace (2023), hot water tank (2022), roof (2016), and vinyl windows (2007). It's hard to beat the feeling of moving into a home knowing the expensive improvements are already taken care of. With 4 bedrooms, 3 bathrooms, and a functional layout with 3 bedrooms upstairs and 1 down, there's plenty of room for a growing family, guests, or a home office. The primary bedroom even has its own 3-piece ensuite. The kitchen has tons of cupboard and counter space, making it easy to cook, bake, or entertain without feeling cramped. Downstairs, the wood fireplace has been fitted with an electric insert, giving you that cozy fireplace feel without the mess. Outside, you'll love the large yard and south-facing composite deck — the perfect spot for summer BBQs, morning coffee, yoga, or simply relaxing in the sun. This is the kind of home that just feels easy to settle into.